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**TO:** Historic Preservation Board

**Item Number: 1**

**FROM:** Department of Doing, Planning Staff

**DATE:** April 4, 2017

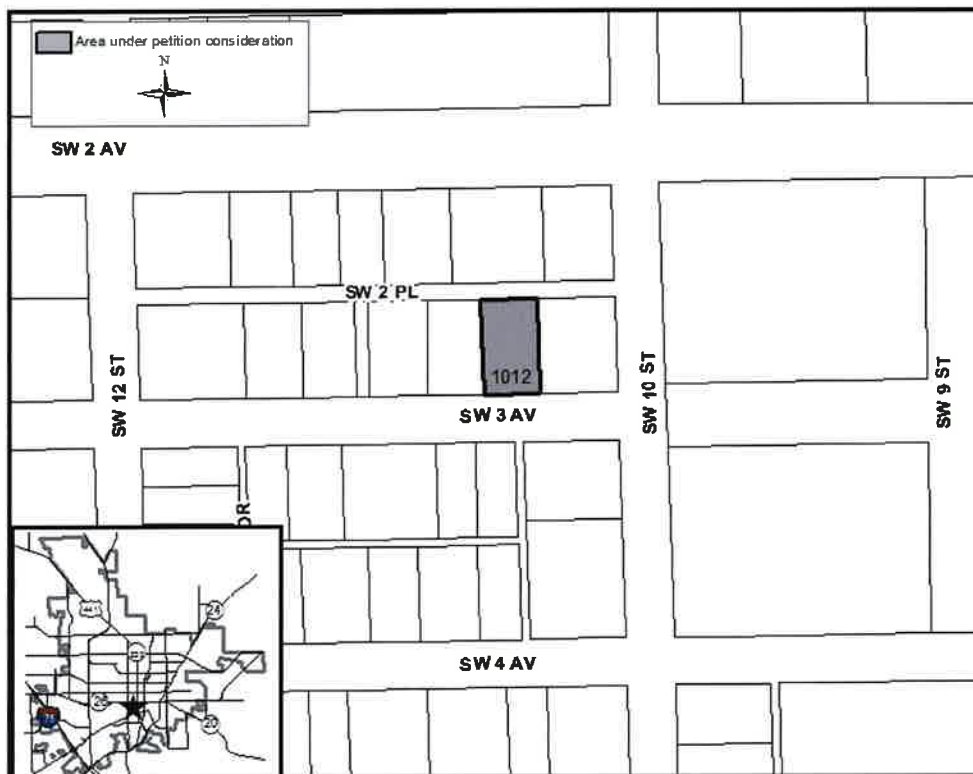
**SUBJECT:** **Petition HB-17-09.** Feaster Properties, LLC, owner. Juris Luzins, agent.  
Addition of approximately 400 s. f. of floor area for a bedroom and three  
bathrooms. Located at 1012 SW 3<sup>rd</sup> Avenue. This building is contributing to the  
University Heights Historic District - South.

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### Recommendation

Staff recommends approval of Petition HB-17-09 with the following conditions:

- Staff recommends approval of the request with the condition that the roof be standing seam or 5V Crimp and that the finish be Galvalume or a light to medium gray paint finish.
- Staff recommends that the Historic Preservation Board discuss the alteration of the three existing windows to be replaced with a niche within the opening.



## **Project Description**

The property is located at 1012 SW 3<sup>rd</sup> Avenue. The 0.19 acre parcel (13064-000-000) is zoned RH-1. The principal structure was built in 1935 according to the Alachua County Property Appraisers Office, and is a contributing structure to the University Heights Historic District - South. The Florida Master Site File describes the significance of the house, indicating that it is a Period House featuring a dominant wall chimney and a broken swan's neck pediment above the door. The exterior fabric of the one-story building is brick veneer, with a brick chimney. The roof is an intersecting gable roof type with asphalt shingles. The building is elevated on a wood floor system with a crawl space. The existing windows, the fascia and the exposed rafter tails are wood. The three-bedroom, one bathroom house has a total of 1,376 square feet under roof.

The applicant is proposing to add one bedroom and three bathrooms to the house. The bedroom addition is proposed for the west side of the house with the associated bathroom on the north side of the bedroom addition. A second bathroom addition is proposed on the east side of the house to be located behind the existing screen porch. The third bathroom addition is to be located at the rear of the house on the east side, north of the second bathroom addition. The total new square footage is approximately 400 square feet, which is above the amount that can be approved by staff.

The additions will have a combination of brick veneer and lapped cement fiber siding and will be built on a wood floor system. The construction of the additions will involve some minor demolition involving the removal of six windows. Five of the six windows are double hung sash, six over six, wood windows. The kitchen window to be removed is a three over three wood window. The new windows will be wood with aluminum exterior cladding. There will be five new windows to be installed. In two instances, the floor plans show existing windows to be removed and replaced with a niche.

Interior doors shall match the existing doors as closely as possible. Floors shall be wood in the bedroom and tile in the bathrooms. Door casing and wood base will match existing as close as possible. Exterior features will be replicated on the additions. The elevations indicate that the roof type to be used over the additions will match the existing house with asphalt shingles. However, the owner would like the option of installing a metal roof as part of this petition.

## **Basis for Approval**

Consideration of a Certificate of Appropriateness application is pursuant to the City of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines* and *The Secretary of the Interior's Standards for Rehabilitation*.

### **1. Staff Recommendation for Additions to Existing Buildings**

This section references the Additions to Existing Buildings section of the *Historic Preservation Rehabilitation and Design Guidelines* (see Exhibit 1).

According to the City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines new additions should be designed to minimize the impact on the visual character and materials of the historic structure. Staff finds the new additions appropriate because the bedroom and bathroom wing on the west side of the building will not destroy historic materials that characterize the property and will be differentiated from the existing house with the lower roofline and the exterior siding. The other two additions on the east side of the house are behind the front facade and are not readily visible from the right-of-way. These two bathroom additions will also be differentiated from the existing house with a lower roofline and the exterior siding. All of the new additions are consistent with Standard 10: *"New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."*

## **2. Staff Recommendation for the Roof**

This section references the Roof and Roof Surface section of the *Historic Preservation Rehabilitation and Design Guidelines* (see Exhibit 1).

Roofs are a highly visible component of historic buildings and are an integral part of a building's overall design and architectural style. The Historic Preservation Board discussed and adopted a policy on April 2, 2013 concerning styles of metal roofing which would be allowed within the historic districts. The Historic Preservation Board approves metal roofing on a case-by-case basis depending on the style and use of the building.

If the petitioner decides to change the existing asphalt shingle roof to metal, staff recommends approval of the request with the condition that the roof be standing seam or 5V Crimp and that the finish be Galvalume or a light to medium gray paint finish.

## **3. Staff Recommendations for Windows**

This section references the Windows, Shutters and Awnings section of the *Historic Preservation Rehabilitation and Design Guidelines* (see Exhibit 1).

*"The rhythm of window and door openings is an important part of the character of buildings. In some instances, new window or door openings may be required to fulfill code requirements or for practical needs. New openings should be located on nonsignificant walls. For commercial buildings these would be common or party walls or secondary elevations. For residential buildings, these would be side or rear walls not readily visible from a main thoroughfare."*

There are no changes proposed for the front elevation of the house. The bedroom and bathroom wing addition (see Bedroom 4 and Bath 2 on the floor plans in Exhibit 5) will have two windows located on the principal frontage, six over six paired windows, which will match the existing windows on the front (south) elevation. A small bathroom window will be provided on the rear (north) elevation of this wing. The new windows will be Andersen E-Series Double-Hung windows, and shall be wood with aluminum exterior cladding. Staff finds the proposal for the

front elevation appropriate as the new windows will match the existing windows in style and in material.

The bedroom and bathroom wing addition will require the alteration of three existing windows on the west elevation of the historic house. For the two six over six windows, one will become a niche area on the interior while the second one will be converted into the doorway for the new bedroom. There are also two three over three windows for the kitchen; one will remain while staff recommends that the other be turned into a niche or some type of shelving for spices within the wall.

Each new bathroom on the east side of the building will have a small window, which will also be the Andersen E-Series windows. The additions will alter three existing windows on the east elevation. The bathroom addition just north of the screen porch (see Bath 3 on the proposed floor plan in Exhibit 5) will require the conversion of a bedroom window into a doorway while the other paired window is to remain. For the existing windows adjacent to the proposed Bath 4 (see floor plan in Exhibit 5), one window will become a doorway while the other will be converted into a niche.

Staff finds the new window openings on the three bathroom additions are acceptable because they are located on less-visible secondary elevations and are an appropriate size for the intended use. No new window openings are proposed on the historic contributing structure, while alterations will be on the interior of building. As noted in the guidelines: *"New window openings are inappropriate on the principal façade(s); new openings should be placed on secondary elevations."* Staff recommends that the Historic Preservation Board discuss the alteration of the three existing windows that are to be replaced with a niche within the opening.

Respectfully submitted,



Andrew Persons, AICP, Principal Planner

Prepared by:



Jason Simmons  
Planner

**List of Exhibits**

- Exhibit 1**      **City Of Gainesville *Historic Preservation Rehabilitation and Design Guidelines*: Additions to Existing Buildings, Roof and Roof Surface, and Windows, Shutters & Awnings**
- Exhibit 2**      **Application, Photos, and Survey**
- Exhibit 3**      **Florida Master Site File AL674**
- Exhibit 4**      **Andersen Window Product Information**
- Exhibit 5**      **Floor plans and elevations**

## **Exhibit 1      Historic Preservation Rehabilitation and Design Guidelines**

THE *HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES*, BASED ON THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION, WHICH HAS BECOME THE AUTHORITATIVE GUIDELINES FOR REHABILITATION STATE:

### **Additions to Existing Buildings**

#### **Applicable Secretary Standards**

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
9. *New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Additions to historic buildings are often required to make projects economically feasible, to satisfy fire and building code requirements, to house mechanical systems, and for other personal or practical reasons. They are allowed under the Secretary of the Interior's Standards and specifically addressed in Standards 9 and 10.

Although additions are usually acceptable, they should be undertaken only after it has been determined that the new use cannot be successfully met by altering non-character defining interior spaces. If undertaken, additions should not significantly alter original distinguishing qualities of buildings such as the basic form, materials, fenestration, and stylistic elements under Standard 2. Additions that imitate the style of the existing building or other historical styles should be avoided under Standard 3.

Under Standard 9, additions should be clearly distinguished from original portions of the building and should result in minimal damage to its integrity. Character-defining features of a historic building should not be radically changed, obscured, damaged, or destroyed in the process

of adding new construction. The size and scale of the new addition should be in proportion to the historic portion of a building and clearly subordinate to it. Additions should be attached to the rear or least conspicuous side of a building. Under Standard 10, they should be constructed so that if removed in the future, the essential form and integrity of a building will be unimpaired.

In order to comply with the Americans with Disabilities Act (ADA) handicap access was required. The addition of a handicap access ramp as required by ADA must comply with Standards 9 and 10. The ramp must be clearly distinguished from the historic portion of the building by its form and construction. Access ramps are clearly not historic features. At the same time the design should be well integrated with the building through the use of appropriate materials and matching paint colors. The ramp location should be considered a design issue. No significant historic features should be impacted. The size and scale of the ramp shall be appropriate to the building and clearly subordinate to it. Under Standard 10, ramps could be removed in the future without altering the form of the building or any significant features. See Design Guidelines for more information on handicap access.

Before considering an addition to a historic building, attempt to accommodate the needed function within the existing structure. Enclosing a historic porch, however, is discouraged.

New additions should be designed to minimize the impact on the visual character and materials of the historic structure. The applicant should take care to preserve as much of the original building wall as possible by utilizing existing openings for passageways rather than increasing their size.

New additions should be compatible in terms of mass, materials, vertical or horizontal projection, relationship of solids and voids, symmetry or asymmetry and size and scale with the principal structure. However, the character of the historic resource should be identifiable after the addition is constructed. Additions should be constructed in a manner that clearly distinguishes the footprint and plan for the historic building.

### **Recommended**

1. Place functions and services required for a new use in non-character defining interior spaces rather than installing a new addition.
2. Protect architectural details and features that contribute to the character of the building during the course of constructing the addition.
3. Construct a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
4. Locate an attached exterior addition at the rear or on inconspicuous side of a historic building; and limit its size and scale in relationship to the historic building.
5. Design new additions in a manner that clearly distinguishes historic and non-historic features.

6. Design additional stories, when required for a new use, which are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

### **Not Recommended**

1. Expanding the size of a historic building by constructing a new addition when the new use could be met by altering non-character-defining interior spaces.
2. Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.
3. Designing a new addition so that its size and scale are out of proportion to the historic building, thus, diminishing its historic character.
4. Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
5. Imitating a historic style or period of architecture in new additions, especially those used for contemporary uses.
6. Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.
7. Using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be part of a historic building.
8. Adding height to a building that changes its scale and character. Changes in height should not be visible when viewing the principal facades.

### **Staff Approval Guidelines**

Additions that meet all of the following conditions can be approved by staff:

*Addition to historic building is sited in the rear yard and does not front on two or more streets;*

*Do not exceed 1-story in height and 300 sq. ft. area;*

*Utilizes materials and textures consistent with the principal building;*

*Window openings are of the same proportion as the nearest windows on the principal building;*

*Existing window and door openings that will be enveloped by the addition are retained and not modified.*



## **Board Approval Guidelines**

Plans that propose adding floors to buildings are inappropriate and are unlikely to be approved.

## **Roof and Roof Surface**

### **Applicable Secretary Standards**

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*
- 9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

The roof shape of the building, structure or object shall be visually compatible with the buildings to which it is visually related. It is important to identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape as hipped, gambrel or mansard; decorative features such as cupolas, cresting and chimneys; and roofing materials such as slate, clay and tile.

Roofs are highly visibly components of historic buildings in Gainesville's Historic Districts. They are an integral part of a building's overall design and often help define its architectural style. Examples include mansard and belvederes, which are primary features of the Second Empire and the Airplane Bungalow styles, respectively. Materials such as clay tile and ornamental metals, which cover roofs in Gainesville are also significant and should be preserved in the course of rehabilitating a building.

Roof forms comprise an important part of streetscapes in the historic district and create a unified rhythm with neighboring buildings. The most numerous residential roof types are gable, hip, or a combination. Other common examples are pyramidal, gambrel, and clipped gable (jerkinhead). Flat roofs with parapets predominate in commercial buildings in the Pleasant Street District.

In planning roof repairs, it is important to identify significant features and materials and treat them with sensitivity under Standards 2 and 5. Under Standard 6, significant features and materials should be repaired rather than replaced. If replacement of a deteriorated feature is necessary, the new materials should closely match the original.

Roofs perform an essential function in keeping a building weather tight. As a result, they are particularly subject to change. In the local district the most common original roofing materials were embossed or crimped sheet metal and sawn wood shingles. Virtually all-original wood shingle coverings have been removed and often replaced with ornamental sheet metal. Such historic changes to roofs have gained significance in their own right and should be respected under Standard 4.

Where existing roofing material is non-original and not significant, there is greater flexibility. The existing roof may be retained, or replaced in a manner known to be accurate based on documentation or physical evidence, or treated in a contemporary style in compliance with Standards 6 and 9. In reviewing replacement of non-historic roof surfacing, it is important to keep in mind, Standard 9. Even if the existing surfacing is inappropriate, the replacement material must be compatible with the overall design of the building.

Rooftop additions are another common change to historic buildings. They are generally not suitable for smaller buildings of three stories or less or for buildings with very distinctive rooflines. They can, however, meet Standard 9 if certain conditions are met. The addition should be designed to be distinguished from the historic portion of the building; be set back from the wall plane; and be placed so it is inconspicuous when viewed from the street.

## **Recommended**

1. Alterations to the configuration or shape of a historic roof should be confined to portions of the building not visible from the right-of-way.
2. Repointing of chimney mortar joints shall match the existing composition, joint size, and profile.
3. Retain and preserve the roof's shape, historic roofing materials and features.
4. Preserve the original roof form in the course of rehabilitation.
5. Provide adequate roof drainage and insure that the roofing material provides a weather tight covering for the structure.

6. Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.
7. Retain or replace where necessary dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other distinctive architectural or stylistic features that give a roof its essential character.
8. Design rooftop additions, when required for a new use that are set back from a wall plane and are as inconspicuous as possible when viewed from the street.

### **Not Recommended**

1. Removal of existing chimneys is discouraged. Removal of historic or architectural roofing features should be avoided, if possible. If removal is unavoidable, replacement material should match the existing fabric in composition, design, color, texture and other visual qualities.
2. Mortar with high Portland cement content shall not be used.
3. Masonry surfaces shall not be sandblasted.
4. Avoid applying paint or other coatings to roofing materials, which historically have not been painted.

### **Staff Approval Guidelines**

Additions and alterations to the roof that meet all of the following conditions can be approved by staff:

*Vents and pipes for water heaters, dryers, stoves, etc., are appropriate.*

*Skylights, which are located on portions of the roof not visible from the right-of-way and have flat surfaces and do not destroy or damage historic roofing features, shapes or materials;*

*Solar collectors, antennae and satellite dishes which are placed on portions of the roof not visible from the right-of-way and do not destroy or damage historic roofing features, shapes or materials;*

*Replacing non-historic roofing material with a material of similar composition and design provided that the entire structure will be covered;*

*Replacing historic roofing material with a material of similar composition and design provided that the entire structure will be covered;*

*Chimneys that are designed in a manner appropriate to the period of the house, placed on the side elevation, located on the exterior of the building and do not destroy or damage historic roofing features, shapes or materials; and*

*Alterations to non-historic portions of contributing buildings provided they are compatible in scale, design and materials but distinguishable from the historic portions.*

### **Board Approval Guidelines**

Rooftop additions are not discouraged if they do not destroy significant historic or architectural fabric and if their design is compatible in size, scale, color, materials and character of the property and the neighborhood.

Rooftop additions should be inconspicuous when viewed from the street and be clearly distinguished from what is historic.

Dormers should be added to portions of the building not visible from the right-of-way. When a dormer must be constructed, the new dormer should generally match the appearance of existing dormers or, if none are present, draw inspiration from the architectural details on the building such as roof pitch, molding or window style. Contemporary dormers would generally detract from the overall historic character of the building.

Roof decks and balconies should only be added to portions of the building not visible from the right-of-way and constructed in a subordinate manner to the historic building.

Roof decks and balconies should be composed of materials that are sympathetic with the historic building.

Roof windows and skylights should be placed on portions of the building not visible from the right-of-way. Flat skylights, which project minimally from the roof, are the recommended treatment.

The design of roofing features, shapes or materials that seek to replicate or duplicate a missing historic feature must be documented through historical, physical or photographic sources.

## **Windows, Shutters & Awnings**

### **Applicable Secretary Standards**

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place and use. Do not undertake changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*
- 9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

### **Windows**

Identify, retain, and preserve windows and their functional features that contribute to defining the building. Such features include frames, sash muntins, glazing, sills and moldings.

The placement, design, and materials of windows are often a significant part of the architectural character of a building. Common historic windows in the Gainesville's Historic Districts are double-hung sash in a 1/1, 2/2, 6/6 or multi-light/1 pattern, wooden or steel casement types, and commercial show windows. Windows often offer or contain significant stylistic elements. Examples include lancet windows with stained glass in Gothic Revival churches; multi-light upper sash in Bungalows; and round arch windows in buildings associated with Mediterranean influenced styles. Non-historic windows include awning, jalousie, and pivot types.

Under Standard 2, the visual role of historic window design and its detailing or craftsmanship should be carefully considered in planning window repair or replacement. Factors to consider include the size and number of historic windows in relationship to a wall surface and their pattern of repetition; their overall design and detailing; their proximity to ground level and key entrances; and their visibility, particularly on key elevations.

Whether to repair or replace windows is an issue that can pose considerable problems in rehabilitation. Distinctive windows that are a significant part of the overall design of a building should not be destroyed under Standard 6. Careful repair is the preferred approach. If repair is not

technically or economically feasible, new windows that match the original in size, general muntin/mullion configuration, and reflective qualities may be substituted for missing or irreparable windows.

Window design to enhance appearance is not permissible under the standards. The proper procedure is to improve existing windows first. Weather stripping and other energy conservation methods should be employed. If after careful evaluation, window frames and sashes are so deteriorated they need replacement, they should be duplicated in accordance with Standard 6.

The following steps are recommended for evaluating historic windows. First, analyze their significance to the building. Consider their size, shape, color, and detailing. Then consider the condition of the window. Inspect the sill, frame, sash, paint and wood surface, hardware, weather-stripping, stops, trim, operability, and glazing. Then, establish repair and replacement needs for existing windows.

If, following careful evaluation, window frames are deteriorated, and then they can be replaced. Replacement windows must be selected with care. They should match the original sash, pane size, configuration, glazing, muntin detailing, and profile. Small differences between replacement and historic windows can make big differences in appearance.

If 50 percent or more are deteriorated or missing, then wholesale replacement of windows is allowable. When choosing replacements, the qualities of the original windows should be used as criteria. Consider the following features of the original:

1. trim detail;
2. size, shape of frame, sash;
3. location of meeting rail;
4. reveal or setback of window from wall plane;
5. separate planes of two sash;
6. color, reflective qualities of glass;
7. muntin, mullion profiles, configuration.

If these criteria are fulfilled, the new windows need not be exact replicas of the originals. The Standards further permit new windows to be constructed of non-historic materials such as aluminum and to have a tint of up to 10 percent. Of course, matching the original materials and visual qualities is always preferable. In general, changes to window openings should be avoided.

Owners often wish to replace windows to create a new look, for energy efficiency, to decrease maintenance costs or because of problems operating existing units. Highly tinted

windows, windows with reflective qualities, or stock windows of incompatible design and materials often result from such an approach and conflict with Standards 3, 6, and 9.

The rhythm of window and door openings is an important part of the character of buildings. In some instances, new window or door openings may be required to fulfill code requirements or for practical needs. New openings should be located on nonsignificant walls. For commercial buildings these would be common or party walls or secondary elevations. For residential buildings, these would be side or rear walls not readily visible from a main thoroughfare.

### **Alterations**

The alteration of historic windows may be approved by staff if the replacement sash is of the same material, design, features size and configuration of that of the original window. When replacing historic windows, special care should be taken to match the trim detail, the width of the frames and sash, the location of the meeting rail, the setback of the window from the wall plane, the separate planes of the two sashes, and the reflective qualities of the glass. "Snap-in" grids are not allowed.

Repairing window frames and sashes by patching, splicing, consolidating, or otherwise reinforcing the window is encouraged.

The design of replacement windows, which seek to replicate or duplicate a missing historic window, must be documented through historical, physical or photographic sources.

Enclosing historic window openings is discouraged. If a window is no longer needed for its intended use, the glass should be retained and the backside frosted, screened, painted black, or shuttered so that it gives a functional appearance.

Window openings on facades or highly visible elevations shall not be relocated, enlarged or reduced.

Altering historic windows by use of awning, glass jalousie, picture or any other modern window material is not permissible in any wall of an historic structure that is visible from a right-of-way.

Replacement windows for irreparable historic windows should be made of the same materials. Compatible substitute materials may be considered only on a case-by-case basis depending on building use and generally when the replacement window is on a less-visible secondary elevation.

### **Window Additions**

New window openings are inappropriate on the principal facade(s); new openings should be placed on secondary elevations.

The addition of modern windows, metal sash, sliding glass windows or any type of window, which is inappropriate to the period, shall be confined to “less visible secondary elevations.”

### **Shutters**

Shutters, which are appropriate to the period and design of the building, can be introduced to facilitate energy efficiency.

Under Standard 3, unless there is physical or documentary evidence of their existence, shutters should not be mounted. If shutters are found to be appropriate, they should be operable or appear to be operable and measure the full height and one-half the width of the window frame. They should be attached to the window casing rather than the exterior finish material. Wooden shutters with horizontal louvers are the preferred type although exact types vary with style. Avoid metal and vinyl types except in new construction.

### **Awnings**

Awnings shall be considered on a case-by-case basis depending on the proposal’s impact on the historic character and materials of the building.

Canvas awnings were sometimes featured on buildings, particularly Mediterranean styled buildings, Bungalows, and commercial buildings. They are functional, decorative, and appropriate to the many historic buildings. Standard 3 should be considered when awnings are proposed as part of a rehabilitation plan.

Under Standard 9, new awnings should be of compatible contemporary design. They should follow the lines of the window opening. Round or bell shaped is appropriate for Mediterranean styled buildings. Angled, rectangular canvas awnings are most appropriate for flat-headed windows and storefronts. Fiberglass and metal awnings and awnings that obscure significant detailing are inappropriate.

### **Recommended**

1. Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings and shutters where they contribute to the architectural and historic character of the building.
2. Improve the thermal performance of existing windows and doors through adding or replacing weather-stripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.
3. Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general minting and mullion proportion and configuration, and reflective qualities of the glass.



4. Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the lines of window or door opening they are intended to cover.

### **Not Recommended**

1. Introducing or changing the location or size of windows, and other openings that alter the architectural and historic character of a building.
2. Replacing window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
3. Removing window features that can be repaired where such features contribute to the historic and architectural character of a building.
4. Changing the size or arrangement of windowpanes, muntins, and rails where they contribute to the architectural and historic character of a building.
5. Installing on significant facades shutters, screens, blinds, security grills, and awnings, which are historically inappropriate and detract from the building's character.
6. Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.
7. Installing heating/air conditioning units in window frames when the sash and frames may be damaged. Window installations should be considered only when all other visible heating/cooling systems would result in significant damage to historic materials. If installation proves necessary, window units should be placed on secondary elevations not readily visible from public thoroughfares.
8. Installing metal or fiberglass awnings.
9. Installing awnings that obscure architecturally significant detailing or features.
10. Replacing architecturally significant detailing, such as commercial canopies, with awnings.

### **Staff Approval Guidelines**

Staff can approve repair of existing historic windows.

Additions of the new windows that meet the italicized conditions can be approved by staff:

*New window openings can be introduced on "less-visible secondary elevations" provided that they are of the same size or proportions as the nearest window and utilize the same material as*

*the historic windows. "Less visible secondary elevation" is defined as the portion of the building, which is more than halfway behind the front and not fronting on street;*

*Alterations to non-historic portions of contributing buildings provided they are compatible in scale, design and materials with but distinguishable for the historic proportions.*

### **Board Approval Guidelines**

New windows on additions should be compatible with those of the nearest window on the historic building in terms of proportions, frames, sills and lintels. Installing window designs reflective of a historic period is discouraged. Designs that match the proportions of existing historic windows, but are simple in detailing, are preferred.

# CITY OF GAINESVILLE

every path starts with a person

FLORIDA

## CERTIFICATE OF APPROPRIATENESS APPLICATION

Planning & Development Services 306 N.E. 6th Avenue

Gainesville, Florida 32601

352.334.5022 Fax 352.334.3259

www.cityofgainesville.org/planningdepartment

### REQUIREMENTS

CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRE-APPLICATION CONFERENCE 334.5022

REVIEW THE CHECKLIST FOR A COMPLETE SUBMITTAL (If all requirements are not submitted it could delay your approval.)

PLEASE PROVIDE ONE (1) DISK OR USB FLASH DRIVE CONTAINING ALL OF THE FOLLOWING:

1 ORIGINAL SET OF PLANS TO SCALE SHOWING ALL DIMENSIONS AND SETBACKS.

LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION

A SITE PLAN OR CERTIFIED SURVEY

PHOTOGRAPHS OF EXISTING CONDITIONS

ANY ADDITIONAL BACKUP MATERIALS AS NECESSARY

AFTER THE PRE-CONFERENCE, TURN IN YOUR COMPLETED COA APPLICATION TO THE PLANNING OFFICE (RM 210, THOMAS CENTER-B), PAY APPROPRIATE FEES, AND PICK UP PUBLIC NOTICE SIGN TO BE POSTED 10 DAYS IN ADVANCE OF THE MEETING.

MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS.

FAILURE TO COMPLETE THE APPLICATION AND SUBMIT THE NECESSARY DOCUMENTATION WILL RESULT IN DEFERRAL OF YOUR PETITION TO THE NEXT MONTHLY

PROJECT TYPE: Addition ☐ Alteration ☐ Demolition ☐ New Construction ☐ Relocation ☒  
Repair ☐ Fence ☐ Re-roof ☐ Other ☐

### PROJECT LOCATION:

Historic District:

Site Address: 1012 SW 3rd Ave Gainesville, FL 32608 *UH-South*

Tax Parcel # 13064-000-000

OWNER  
Feaster Properties, LLC

Owner(s) Name  
Dan Feaster

Corporation or Company  
Feaster Properties, LLC

Street Address  
PO Box 321

City State Zip  
Mcintosh FL 32664

Home Telephone Number  
NA

Cell Phone Number  
352-843-7827

Fax Number

E-Mail Address  
dfeasterdevelopcorp@yahoo.com

APPLICANT OR AGENT  
Manny Disgdiert

Applicant Name

~~Manny Disgdiert~~ *JURIS LUZINS*

Corporation or Company

~~Old Florida Builders, Inc.~~ *ARCHITECT PLLC*

Street Address

~~1008 NW 13th Street~~ *9320 NW 13th PL*

City State Zip

~~Gainesville, FL 32601~~ *Gainesville FL 32606*

Home Telephone Number

~~352-336-3900~~ *352-332-6967*

Cell Phone Number

~~352-870-9979~~ *352-224-8673*

Fax Number

~~352-336-3910~~ *352-332-6967*

E-Mail Address

~~manny@campusrealty.org~~ *jurisluzins@cox.net*

### TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$

EZ Fee: \$ *57.88* *pd*

HP # *HP-17-9*

Contributing Y *X* N

Zoning *RH1*

Pre-Conference Y N

Application Complete Y N

Enterprise Zone Y *X* N

Request for Modification of Setbacks

Y N *X*

- ☐ Staff Approval—No Fee (HP Planner initial \_\_\_\_\_)
- X* ☒ Single-Family requiring Board approval (See Fee Schedule)
- ☐ Multi-Family requiring Board approval (See Fee Schedule)
- ☐ Ad Valorem Tax Exemption (See Fee Schedule)
- ☐ After-The-Fact Certificate of Appropriateness (See Fee Schedule)
- ☐ Account No. 001-660-6680-3405
- ☐ Account No. 001-660-6680-1124 (Enterprise Zone)
- ☐ Account No. 001-660-6680-1125 (Enterprise—Credit)

Received By *3/16/17*

Date Received *Clay Larkin*

## DID YOU REMEMBER?

CHECK YOUR ZONING AND SETBACKS FOR COMPLIANCE

REVIEW THE HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES

REVIEW THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

CHECK TO SEE IF YOU WOULD BE ELIGIBLE FOR A TAX EXEMPTION FOR REHABILITATION OF A HISTORIC PROPERTY

THE HPB MEETINGS ARE HELD MONTHLY AT CITY HALL, 200 EAST UNIVERSITY AVE., GAINESVILLE, FL 32601, CITY HALL AUDITORIUM AT 5:30PM. THE SCHEDULE OF MEETINGS IS AVAILABLE ON THE PLANNING DEPARTMENT WEBSITE.

THE HISTORIC PRESERVATION OFFICE STAFF CAN PROVIDE ASSISTANCE AND GUIDANCE ON THE HP BOARD'S REVIEW PROCESS, AND ARE AVAILABLE TO MEET WITH PROPERTY OWNERS OR AGENTS. IF YOU NEED ASSISTANCE, PLEASE CONTACT THE HISTORIC PRESERVATION PLANNER AT (352) 334-5022 OR (352) 334-5023.

## PERSONS WITH DISABILITIES AND CONTACT INFORMATION

PERSONS WITH DISABILITIES WHO REQUIRE ASSISTANCE TO PARTICIPATE IN THE MEETING ARE REQUESTED TO NOTIFY THE EQUAL OPPORTUNITY DEPARTMENT AT 334-5051 (TDD 334-2069) AT LEAST 48 HOURS PRIOR TO THE MEETING DATE. FOR ADDITIONAL INFORMATION, PLEASE CALL 334-5022.

## OVERVIEW

The Historic Preservation Board (HPB) is an advisory board to the City of Gainesville's Commission composed of citizens who voluntarily, without compensation commit their time and expertise to the stewardship of historic resources in our community.

The HPB approval is a procedure which occurs for alterations, construction, restorations, or other significant changes to the appearance of an structure in Gainesville's Historic Districts which have an impact on the significant historical, architectural, or cultural materials of the structure and/or the district. The City's historic review guidelines are available online at [www.cityofgainesville.org/planningdepartment](http://www.cityofgainesville.org/planningdepartment) and within the Land Development Code, Section 30-112.

After submission of an application, the Historic Preservation Planner prepares a written recommendation for the board meeting which addresses whether the proposed changes are compatible with the criteria of the SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION and the City of Gainesville's HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES. Once staff has prepared and completed the staff report, an Agenda of the proposed meeting and the staff report will be posted online approximately 5 to 7 days prior to the HPB meeting and can be found at [www.cityofgainesville.org/planningdepartment](http://www.cityofgainesville.org/planningdepartment) — Citizen Advisory Boards — Historic Preservation Board.

Public notice signage is required to be posted at the property by the applicant no later than 10 day s prior to the scheduled Historic Preservation Board meeting. The notarized *Public Notice Signage Affidavit* must be submitted once the sign is posted.

The applicant and/or owner of the property should be present at the Historic Preservation Board meeting and be prepared to address inquiries from the board members and/or the general public. The HPB meeting is a quasi-judicial public hearing with procedural requirements. The review body may approve, approve with conditions, or deny projects. It is not necessary for owners to be present at the HPB meeting if your COA has been staff approved.

In addition to a Certificate of Appropriateness (COA), a building permit may be required for construction from the Building Department. This is a separate process with submittal requirements. Building permits will not be issued without proof of a COA and the Historic Preservation Planner signing the building permit. After the application approval, the COA is valid for one year.

Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.

## CERTIFICATION

BY SIGNING BELOW, I CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AT THE TIME OF THE APPLICATION. I ACKNOWLEDGE THAT I UNDERSTAND AND HAVE COMPLIED WITH ALL OF THE SUBMITTAL REQUIREMENTS AND PROCEDURES AND THAT THIS APPLICATION IS A COMPLETE SUBMITTAL. I FURTHER UNDERSTAND THAT AN INCOMPLETE APPLICATION SUBMITTAL MAY CAUSE MY APPLICATION TO BE DEFERRED TO THE NEXT POSTED DEADLINE DATE.

1. I/We hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Planning and Development Services Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that Certificates of Appropriateness are only valid for one year from issuance.
4. It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.
5. The COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process.
6. Historic Preservation Board meetings are conducted in a quasi-judicial hearing and as such ex-parte communications are prohibited (Communication about your project with a Historic Preservation Board member).

## SIGNATURES

Owner Feaster Properties LLC  
Applicant or Agent Juris Fyris

Date 3/22/17  
Date 3/22/17 2

## PROJECT DESCRIPTION

1. DESCRIBE THE EXISTING CONDITIONS AND MATERIALS Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions as well as the surrounding context.

EXISTING STRUCTURE IS BRICK VENEER ONE STORY 3 BEDROOM 1 BATH HOME. THE ROOF IS ASPHALT SHINGLES. THE BUILDING IS ELEVATED ON WOOD FLOOR SYSTEM W/ CRAWL SPACE. THE WINDOWS ARE WOOD AS IS FACIA & EXPOSED RAFTER TAILS. EXISTING SCREENED PORCH TO REMAIN. WOOD SHUTTERS ON FRONT TO REMAIN EXISTING. HOUSE HAS A TOTAL OF 1376 SF UNDER ROOF.

2. DESCRIBE THE PROPOSED PROJECT AND MATERIALS Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

NEW ADDITIONS TO THE EXISTING BUILDING INCLUDE A BEDROOM AND BATH WING AND TWO ADDITIONAL BATHROOMS MAKING THE STRUCTURE 4 BEDROOM 4 BATH. ALL ADDITIONS SHALL BE BUILT ON WOOD FLOOR SYSTEM. ALL ADDITIONS SHALL HAVE BRICK VENEER AND LAPPED CEMENT FIBER SIDING. WINDOWS SHALL BE WOOD WITH ALUMINUM EXTERIOR CLADDING. INTERIOR DOORS SHALL MATCH EXISTING AS CLOSELY AS POSSIBLE. FLOORS SHALL BE WOOD IN BEDROOM AND TILE IN BATHROOMS. DOOR CASING AND WOOD BASE WILL MATCH EXISTING AS CLOSE AS POSSIBLE. ADDITIONS ARE A TOTAL OF 400 SF. 5 NEW WINDOWS WILL BE INSTALLED. 2 NICHES @ INTERIOR WILL BE CREATED AT PREVIOUS WINDOW LOCATIONS. EXTERIOR FEATURES WILL BE REPLICATED ON ADDITIONS.

### DEMOLITIONS AND RELOCATIONS (If Applicable)

Especially important for demolitions, please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, county, or neighborhood, and feasibility of reproducing such a building, structure, or object. For demolitions, discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value. For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.) Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historic context.

DEMOLITION WILL BE LIMITED TO REMOVAL OF 6 WINDOWS TO ALLOW ADDITIONS TO BE CONSTRUCTED. ALL OTHER FEATURES SHALL BE MAINTAINED WHERE EVER POSSIBLE.

### MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Section 30-112(d)(4)b.

Please describe the zoning modification and attach completed, required forms.

## CERTIFICATE OF APPROPRIATENESS

(TO BE COMPLETED BY CITY STAFF)

IF STAFF APPROVAL ALLOWS THE ISSUANCE OF THE CERTIFICATE OF APPROPRIATENESS, THE BASIS FOR THE DECISION WAS:

☐ This meets the *Secretary of Interior's Standards for Rehabilitation* and the *City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines*.

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HISTORIC PRESERVATION PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

THE HISTORIC PRESERVATION BOARD CONSIDERED THE APPLICATION OF HP \_\_\_\_\_ AT THE \_\_\_\_\_ MEETING. THERE WERE \_\_\_\_\_ MEMBERS PRESENT.

THE APPLICATION WAS ☐ APPROVED ☐ DENIED BY A \_\_\_\_\_ VOTE, SUBJECT TO THE FOLLOWING CONDITIONS:

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THE BASIS FOR THIS DECISION WAS:

☐ This meets the *Secretary of Interior's Standards for Rehabilitation* and the *City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines*.

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CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.

After the application approval, the COA is valid for one year.

Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.



# PROPERTY OWNER AFFIDAVIT

**Owners Name:**

Feaster Properties, LLC

**Address:**

PO BOX 321 MCINTOSH, FL 32664

**Phone:** 352-843-7827

**Email:** dfeasterdevelopcorp@yahoo.com

**Agent Name:**

Manny Disgdier

**Address:**

1008 NW 13th Street Gainesville FL 32601

**Phone:** 352-870-9979

**Email:** manny@campusrealty.org

**Parcel No.:** 13064-000-000

**Acreage:** .26

**S:** 05

**T:** 10

**R:** 20

**I hereby certify that:** I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

**Property owner signature:** \_\_\_\_\_

**Printed name:** Dan Feaster

**Date:** 03/03/17

The foregoing affidavit is acknowledged before me this 3rd day of March, 2017, by Daniel Feaster, who is/are personally known to me, or who has/have produced FL Drivers License as identification.



Cindy A. Michel  
State of Florida  
My Commission Expires 05/19/2018  
Commission No. FF 98477

NOTARY SEAL

Signature of Notary Public, State of FL

**PUBLIC NOTICE SIGNAGE AFFIDAVIT**

Petition Name HP - 12 - 09  
Applicant (Owner or Agent) JURIS LUZINS  
Tax parcel(s) 13064

Being duly sworn, I depose and say the following:

1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above;
2. That this property constitutes the property for which the above noted petition is being made to the City Of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

7. Juris Luzins  
8. Applicant (signature)

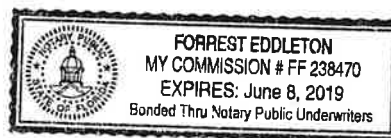
JURIS LUZINS  
Applicant (print name)

**STATE OF FLORIDA,  
COUNTY OF ALACHUA**

Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 12 day of March, 2017, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.

Forrest Eddleton Notary  
Public  
My Commission expires: 6/2019

**RECORDING SPACE**



Form revised on March 11, 2014. Form location: <http://www.cityofgainesville.org/PlanningDepartment.aspx>

**FOR OFFICE USE ONLY**

Petition Number \_\_\_\_\_ Planner \_\_\_\_\_



CITY OF GAINESVILLE  
**NOTICE**  
OF PROPOSED  
**LAND USE ACTION**

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:  
FEASTER PROPERTIES LLC OWNER  
JURIS LUZINS - AGENT  
ADDITION OF 400 SF FOR BEDROOM &  
3 BATHROOMS LOCATED @ 1012 SW 3RD AVE  
THIS BLDG IS CONTRIBUTING TO THE  
UNIVERSITY HEIGHTS HISTORIC DISTRICT SOUTH  
WHEN: APR 4 2017 @ 5:30 PM WHERE: CITY HALL  
AUDITORIUM 300 E UNIV.

FOR MORE INFORMATION CONTACT THE PLANNING DEPARTMENT AT 334-5023  
Additional details will be posted on our website prior to the meeting.  
Please visit us at [www.cityofgainesville.org/planningdepartment](http://www.cityofgainesville.org/planningdepartment)

2017

SCHEDULE

**Certificate of Appropriateness  
Application Deadline (11:00 a.m.)**

**Historic Preservation Board  
Meeting (5:30 p.m.)**

Monday, December 5, 2016

Tuesday, January 3, 2017

Monday, January 3, 2017

Tuesday, February 7, 2017

Monday, February 6, 2017

Tuesday, March 7, 2017

Monday, March 6, 2017

Tuesday, April 4, 2017

Monday, April 3, 2017

Tuesday, May 2, 2017

Monday, May 1, 2017

Tuesday, June 6, 2017

Monday, June 5, 2017

Wednesday, July 5, 2017

Monday, July 3, 2017

Tuesday, August 1, 2017

Monday, August 7, 2017

Tuesday, September 5, 2017

Monday, September 4, 2017

Tuesday, October 3, 2017

Monday, October 2, 2017

Tuesday, November 7, 2017

Monday, November 6, 2017

Wednesday, December 6, 2017

Monday, December 4, 2017

Tuesday, January 2, 2018

**A pre-application conference** with the Historic Preservation Planner is **required** before the submission of a Certificate of Appropriateness (COA) application. A pre-application conference with the City of Gainesville's Historic Preservation Board is optional.

For single-family structures, accessory structures and all other structures which require Historic Preservation Board Review, there is an application fee. Fees vary by the type of building and change annually. Please consult with planning staff or online at [www.planning.cityofgainesville.org](http://www.planning.cityofgainesville.org) to determine the amount of the application fees for your project. There is not fee for a staff approved Certificate of Appropriateness.

The application is **due by 11:00 AM** on the application deadline date as noted on the annual meeting and cut-off schedule. Staff can be contacted at 352.334.5022 or 352.334.5023

PLANNING & DEVELOPMENT SERVICES, PLANNING DIVISION  
P.O. 490, Station 11  
Gainesville, Florida 32627  
352.334.5023 or 352.334.5022  
Website: <http://www.cityofgainesville.org/PlanningDepartment.aspx>











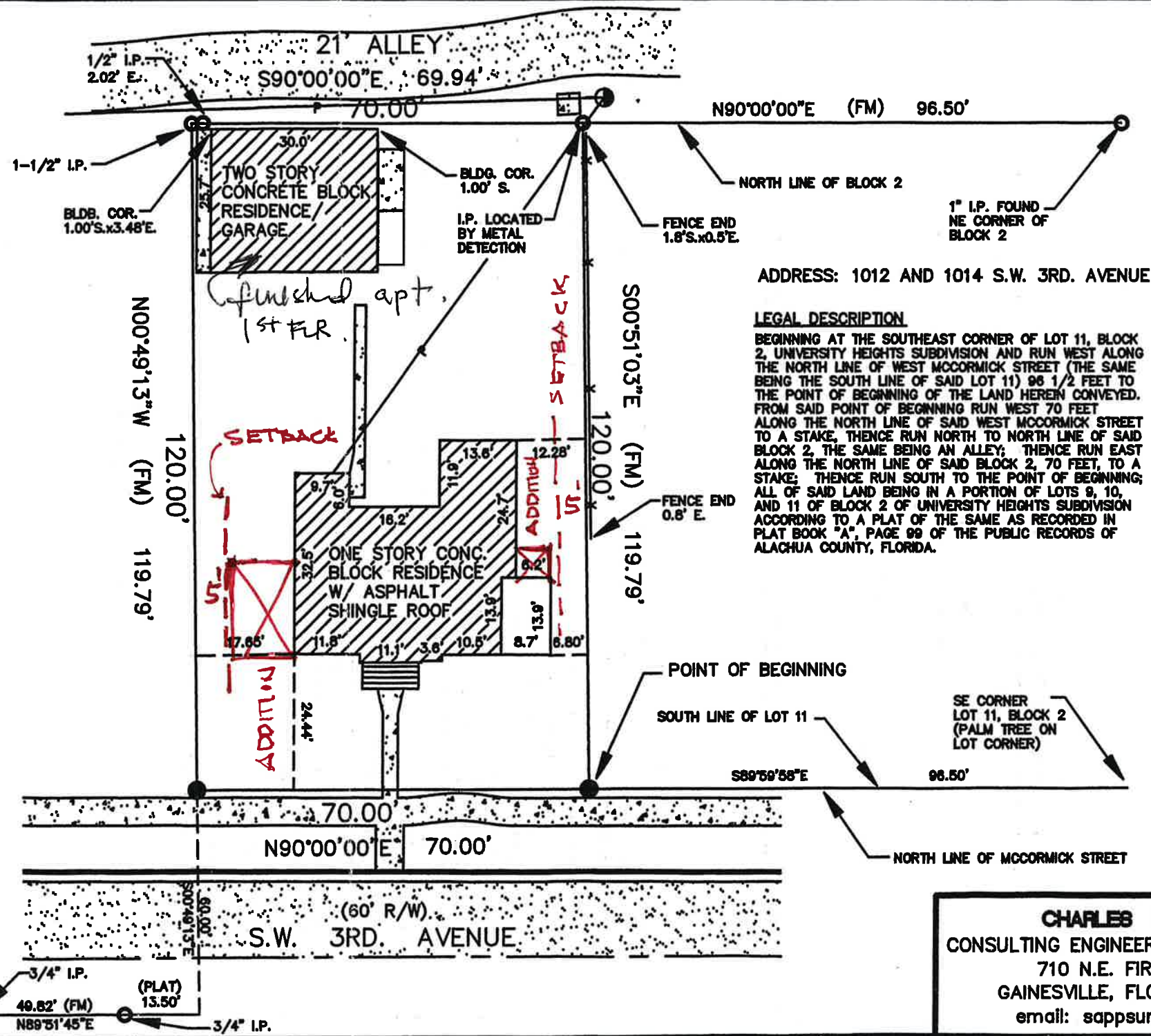








BOUNDARY SURVEY IN BLOCK 2  
OF UNIVERSITY HEIGHTS,  
GAINESVILLE, FLORIDA



ADDRESS: 1012 AND 1014 S.W. 3RD. AVENUE

**LEGAL DESCRIPTION**  
BEGINNING AT THE SOUTHEAST CORNER OF LOT 11, BLOCK 2, UNIVERSITY HEIGHTS SUBDIVISION AND RUN WEST ALONG THE NORTH LINE OF WEST MCCORMICK STREET (THE SAME BEING THE SOUTH LINE OF SAID LOT 11) 96 1/2 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN CONVEYED. FROM SAID POINT OF BEGINNING RUN WEST 70 FEET ALONG THE NORTH LINE OF SAID WEST MCCORMICK STREET TO A STAKE, THENCE RUN NORTH TO NORTH LINE OF SAID BLOCK 2, THE SAME BEING AN ALLEY; THENCE RUN EAST ALONG THE NORTH LINE OF SAID BLOCK 2, 70 FEET, TO A STAKE; THENCE RUN SOUTH TO THE POINT OF BEGINNING; ALL OF SAID LAND BEING IN A PORTION OF LOTS 9, 10, AND 11 OF BLOCK 2 OF UNIVERSITY HEIGHTS SUBDIVISION ACCORDING TO A PLAT OF THE SAME AS RECORDED IN PLAT BOOK "A", PAGE 99 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

**LEGEND**

- CONCRETE MONUMENT FOUND
- PERMANENT CONTROL POINT FOUND
- IRON PIPE FOUND
- REBAR AND CAP FOUND
- REBAR AND CAP SET (2004)
- WALL AND DIRT SET (2004)
- PLAT ON BOX MEASUREMENT
- FIELD MEASUREMENT
- POINT (A) BEGINNING
- WIRE FENCE LINE
- WOOD FENCE LINE
- CHURN/POWDER/TELEPHONE LINE
- BUILDING SETBACK LINE
- PUBLIC UTILITY/DRAINAGE EASEMENT
- DEMOLITION LINE
- CENTRAL ANGLE
- RADIUS
- ARC LENGTH
- CONCRETE SURFACE
- ASPHALT SURFACE

SCALE: 1" = 25'

**SURVEYOR'S NOTES**

- THE BEARING STRUCTURE SHOWN HEREON IS ASSUMED AND IS SHOWN FOR REFERENCE ONLY.
- BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM, MAP PANEL NO. 12001C-0278D, THIS PROPERTY LIES IN FLOOD ZONE "X", AREAS OF MINIMAL FLOODING.
- I DO HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MINIMUM TECHNICAL STANDARDS AS PER CHAPTER 61017-8, F.A.C., PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- ONLY EASEMENTS WHICH APPEAR ON A RECORD PLAT OR FURNISHED TO THE SURVEYOR HAVE BEEN SHOWN.
- FENCE TIES SHOWN HEREON ARE TO THE EXTERIOR SIDE OF THE FENCE, AS PER THE ESTIMATION OF OWNERSHIP THEREOF, AS DETERMINED BY THIS SURVEYOR.
- NO UNDERGROUND UTILITIES HAVE BEEN SHOWN UNLESS SPECIFICALLY NOTED HEREON.

**CERTIFICATIONS**

- FEASTER PROPERTIES, INC.
- LAW OFFICE OF CARL L. JOHNSON
- FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEY PREPARED BY: *Charles D. Sapp*  
CHARLES D. SAPP, P.L.S.  
FLORIDA CERT. NO. 4848  
DATE OF FIELD SURVEY: MARCH 22, 2018

**CHARLES D. SAPP**  
CONSULTING ENGINEER - LAND SURVEYOR  
710 N.E. FIRST STREET  
GAINESVILLE, FLORIDA, 32601  
email: sappsurv@gmail.com

DRAWN BY	CDS
CHECKED BY	CDS
DATE	3-22-18
SCALE	1" = 25'
PROJECT NO.	85-21-2

SHEET  
NOT VALID WITHOUT  
SIGNATURE AND  
EMBOSSED SURVEYOR'S  
SEAL  
UNVHT9

STATE OF FLORIDA  
DEPARTMENT OF STATE  
Division of Archives, History  
and Records Management  
DS-HSP-3AAA Rev. 3-79

# FLORIDA MASTER SITE FILE

## Site Inventory Form

FDAHRM 802 = =  
1009 = =

Site Name \_\_\_\_\_ 830 = = Site No. 8 AC 1138  
Address of Site: 1012 SW 3rd Ave Survey Date 8007 820 = =  
Instruction for locating \_\_\_\_\_ 905 = =

Location: University Heights (see tax roll no. 13064) 813 = =  
subdivision name block no. lot no. 868 = =

County: Alachua 808 = =

Owner of Site: Name: Goretsky, May R.  
Address: 2210 SE 1st St

Boyton Beach, FL 902 = =

Type of Ownership private 848 = = Recording Date \_\_\_\_\_ 832 = =

Recorder:  
Name & Title: Ann DeRosa Byrne, (Consultant)

Address: The History Group 300 W. Peachtree St.  
Suite 16 DE Atlanta, Ga. 30308 818 = =

Condition of Site: Integrity of Site: Original Use private residence 838 = =

Check One Check One or More Present Use private residence 850 = =

☐ Excellent 863 = = ☐ Altered 858 = = Dates: Beginning +1935 844 = =

☒ Good 863 = = ☐ Unaltered 858 = = Culture/Phase American 840 = =

☐ Fair 863 = = ☐ Original Site 858 = = Period 20th century 845 = =

☐ Deteriorated 863 = = ☐ Restored ( ) (Date: X) 858 = =

☐ Moved ( ) (Date: X) 858 = =

NR Classification Category: building 916 = =

Threats to Site:

Check One or More

☐ Zoning ( X ) 878 = = ☐ Transportation ( X ) 878 = =

☐ Development ( X ) 878 = = ☐ Fill ( X ) 878 = =

☐ Deterioration ( X ) 878 = = ☐ Dredge ( X ) 878 = =

☐ Borrowing ( X ) 878 = =

☐ Other (See Remarks Below): \_\_\_\_\_ 878 = =

Areas of Significance: architecture, local history 910 = =

### Significance:

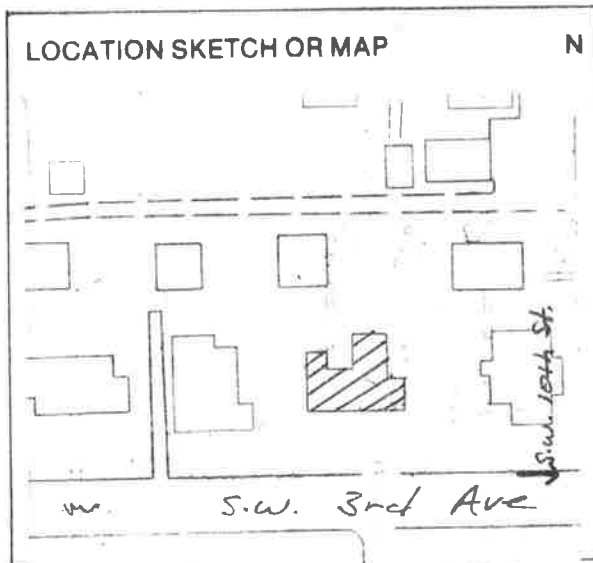
Period House featuring dominant wall chimney, broken swan's neck pediment above door. House is located in University Heights subdivision, platted 1912.

SEE SITE FILE STAFF FOR  
ORIGINAL PHOTO(S) OR MAP(S)

911 = =



ARCHITECT \_\_\_\_\_ 872 = =  
 BUILDER \_\_\_\_\_ 874 = =  
 STYLE AND/OR PERIOD Period Revival 964 = =  
 PLAN TYPE irregular; irregular 966 = =  
 EXTERIOR FABRIC(S) stucco: smooth 854 = =  
 STRUCTURAL SYSTEM(S) wood frame: balloon 856 = =  
 PORCHES \_\_\_\_\_ 942 = =  
 FOUNDATION: unknown 942 = =  
 ROOF TYPE: intersecting gable 942 = =  
 SECONDARY ROOF STRUCTURE(S): \_\_\_\_\_ 942 = =  
 CHIMNEY LOCATION: east wall 942 = =  
 WINDOW TYPE: DHS, 6/6, wood; paired 942 = =  
 CHIMNEY: brick 882 = =  
 ROOF SURFACING: composition shingles 882 = =  
 ORNAMENT EXTERIOR: wood 882 = =  
 NO. OF CHIMNEYS 1 952 = = NO. OF STORIES 1 950 = =  
 NO. OF DORMERS \_\_\_\_\_ 954 = =  
 Map Reference (Incl. scale & date) \_\_\_\_\_ 809 = =  
 Latitude and Longitude: \_\_\_\_\_ 800 = =  
 Site Size (Approx. Acreage of Property): LT 1 833 = =

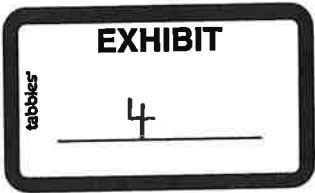


Township	Range	Section	
10S	20E	05	812 = =
UTM Coordinates:			
Zone	Easting	Northing	890 = =

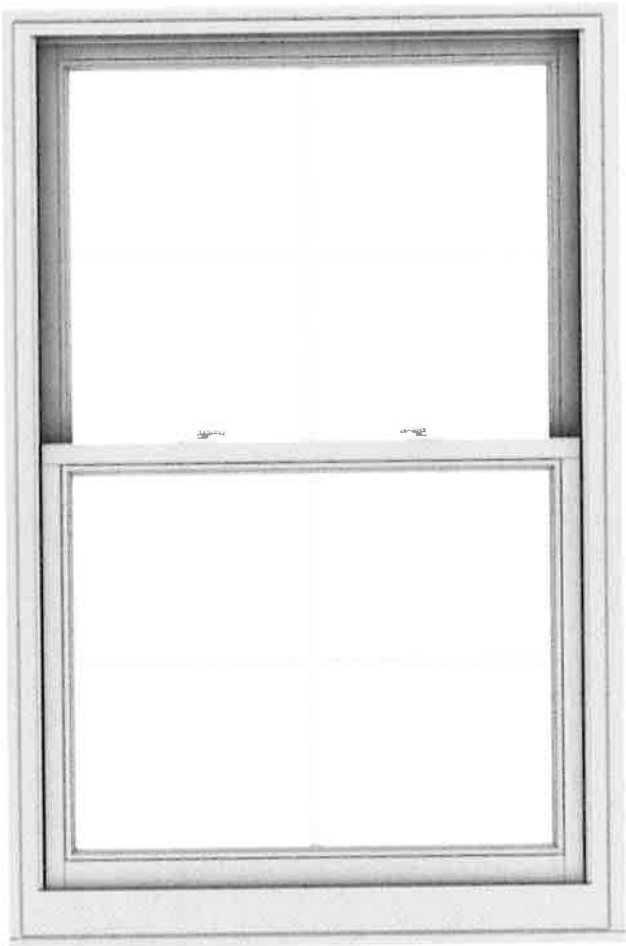
Photographic Records Numbers \_\_\_\_\_ 14D5 860 = =

Contact Print





E-Series Double-Hung Window



Interior



Exterior

SUMMARY

To purchase this product or customize it further, take this summary to your Andersen dealer.

Product Name	E-Series Double-Hung Window
Interior	White

Exterior Frame Color	White
Hardware Options	Lock and Keeper, White
Optional Hardware	None, White
Grille Style	Traditional
Exterior Sash Color	White
Exterior Trim Profile	2" Brick Mould
Exterior Trim Color	White

\* Distressed bronze and oil rubbed bronze are 'living' finishes that will change with time and use.

\* Actual wood is sapele, a non-endangered species of mahogany, grown in Africa, with color and characteristics similar to American mahoganies.

\* Options shown are not available for all products within the series. Computer monitor limitations prevent exact color duplication. For an accurate representation of color options please view actual color samples available at your Andersen window & patio door supplier.



## Double-Hung Windows

Andersen® E-Series double-hung windows come in custom colors, unlimited interior options and dynamic sizes and shapes. Every E-Series double-hung window is made to your exact specifications, giving you unmatched freedom.



### DURABLE

- Virtually maintenance-free
- Exteriors never need painting and won't crack, peel, flake or blister\*
- Extruded aluminum exteriors provide greater structural capabilities than thinner, roll-form aluminum

### ENERGY-EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Variety of High-Performance Low-E4® glass options available to help control heating and cooling costs in any climate
- Many E-Series double-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

### BEAUTIFUL

- 50 exterior colors, seven anodized finishes and custom colors
- Variety of wood species and interior finishes
- Extensive hardware selection, grilles, decorative glass options and more



\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

®ENERGY STAR® is a registered trademark of the U.S. Environmental Protection Agency.

## OPTIONS & ACCESSORIES

- Energy-efficient & decorative glass options
- Blinds & shades between the glass
- HarborMaster® systems for coastal areas
- VeriLock® security sensors
- Wide variety of hardware styles & finishes
- Variety of grille styles & sizes
- Exterior trim options

## EXTERIOR COLOR OPTIONS



### Anodized Finishes



Printing limitations prevent exact duplication of colors and replication of finishes. See your Andersen dealer for actual color and finish samples. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a painted interior is specified.

## INTERIOR OPTIONS

### Wood Species



### Interior Finishes & Painted Options



## HARDWARE FINISHES

### Sash Locks



### Optional Sash Lifts



\*The mahogany name is representative of non-endangered African mahoganies.  
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WINDOWS • DOORS  
**Andersen**

For more information, visit [andersenwindows.com/e-series](http://andersenwindows.com/e-series)

For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit [andersenwindows.com](http://andersenwindows.com).



EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0"



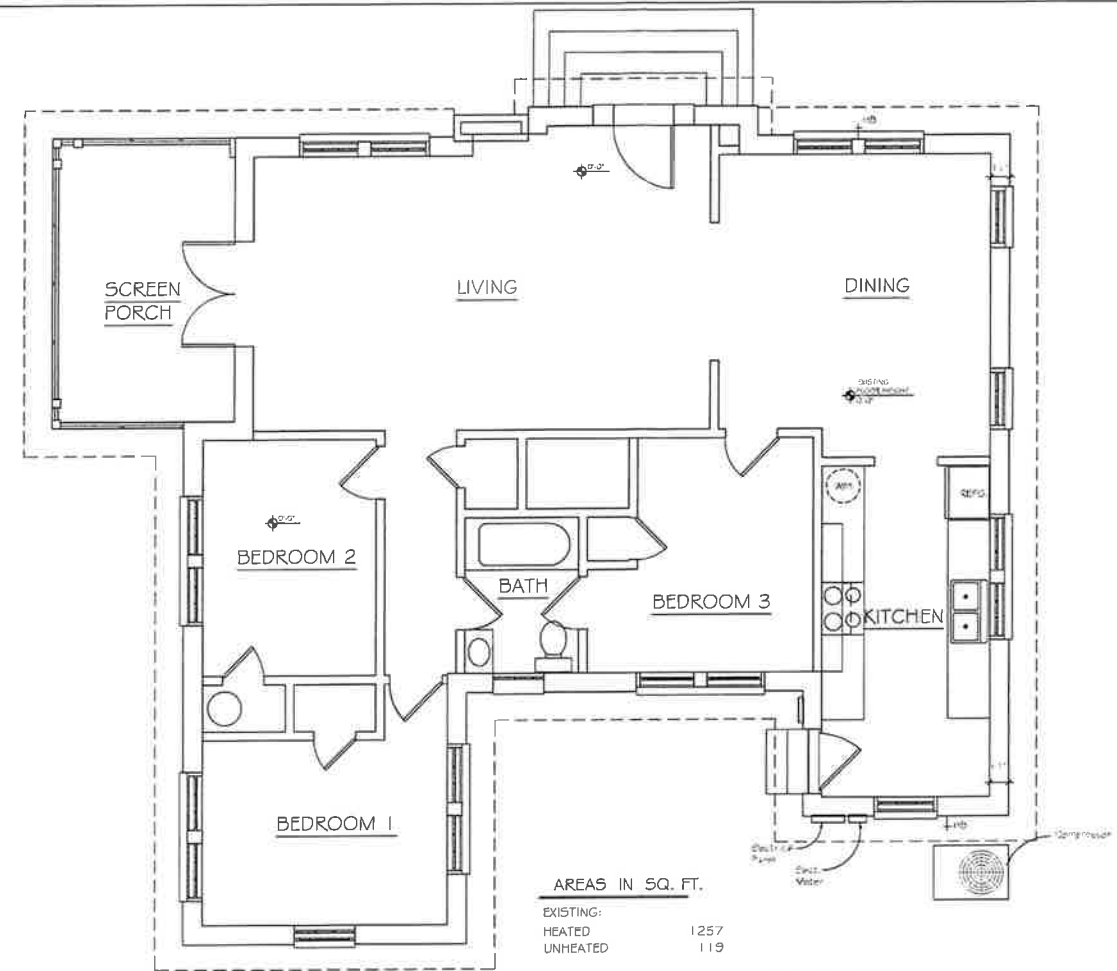
EXISTING WEST ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0"



AREAS IN SQ. FT.

EXISTING:	
HEATED	1257
UNHEATED	119

EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"





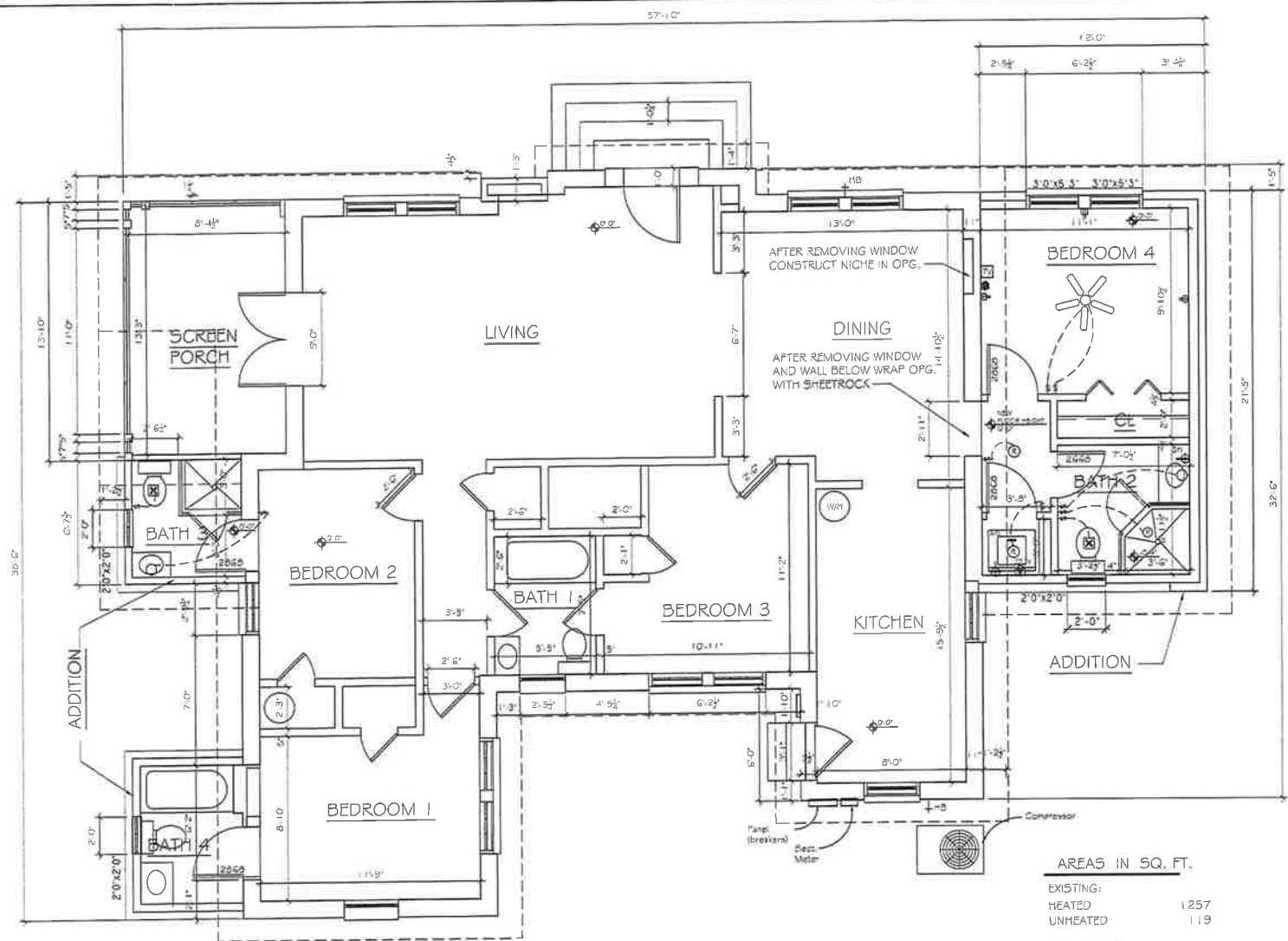
NEW  
FRONT SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



NEW  
RIGHT ELEVATION  
SCALE: 3/16" = 1'-0"



NEW  
LEFT ELEVATION  
SCALE: 3/16" = 1'-0"



PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

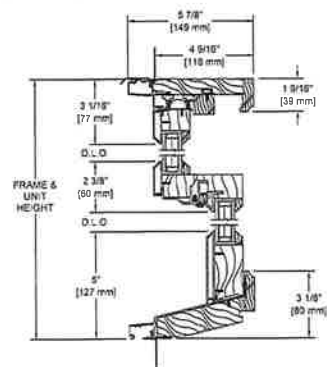


NEW  
REAR NORTH ELEVATION  
SCALE: 3/16" = 1'-0"

AREAS IN SQ. FT.	
EXISTING:	
HEATED	1257
UNHEATED	119
NEW ADDITION:	
HEATED	400
TOTAL	1776

ULTRA SERIES  
Ultra Sterling Double Hung  
Vertical Cross Section  
Standard Performance

Kaloe® windows & doors.  
02/11/15



HOUSE ADDITIONS AND REMODEL  
FOR DAN FEASTER  
1012 SW 3RD AVE. GAINESVILLE, FL

juris luzins  
architect PLLC  
jurisluzins@cox.net  
9320 nw 13 th pl 224-8673  
gainesville florida

sheet description  
FLOOR PLAN

checked  
JL

drawn by  
JL

file no.  
1630

date  
1 MAY 16  
revised  
2 FEB 17

sheet  
1  
of  
1

fla. reg. no.

AR0007907